



24 Crescent Business Park, Lisburn

£17,500 pa

To Let - Modern Business Unit in Excellent Location.

A well located business unit, offering workshop, office and storage accommodation over 2 floors, within this sought after business park development off Enterprise Crescent.

Modern Business Space |

028 9266 3396

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FALLOON
Estate Agents

To Let - Modern Business Unit in Excellent Location.

A well located business unit, offering workshop, office and storage accommodation over 2 floors, within this sought after business park development off Enterprise Crescent.

The business park enjoys a superb location just a short drive from Lisburn City Centre within easy reach of M1/ A1 access at Sprucefield and M1 at Moira.

The property offers flexible office, workshop and storage accommodation with a gross internal area of c 252 sq m / 2700 sq ft over ground and first floor levels.

There is a fully glazed frontage with electric roller shutter doors, suspended ceilings with inset LED lighting, extensive perimeter trunking, gas central heating and air conditioning units.

There is a kitchen/staff room at first floor level and WC installations on both ground and first floor level.

The property has been recently redecorated, is presently vacant and ready to move into.

There is designated and visitor on site parking.

GROUND FLOOR :

Reception area

w: 3.28m x l: 3.57m (w: 10' 9" x l: 11' 9")

Glazed door and frontage. Tiled floor. Suspended ceiling. Air con units. Alarm panel

Workshop/Storage/Office

w: 7.32m x l: 13.67m (w: 24' x l: 44' 10")

Glazed double doors (can facilitate a pallet truck or small van) and side panels. Suspended ceiling. Recessed lighting. 5 no. double panelled radiators. Air con units. Network trunking.

WC

Low flush WC and wash hand basin

Store

w: 1.16m x l: 2.02m (w: 3' 10" x l: 6' 8")

Store

w: 2.08m x l: 3.3m (w: 6' 10" x l: 10' 10")

Suspended ceiling. Recessed lighting.

Cloaks area

Suspended ceiling. Recessed lighting.

Rear hall

Fire escape door. Stairs to first floor level.

FIRST FLOOR:

Office/Storage/Workshop

w: 7.32m x l: 10.55m (w: 24' x l: 34' 7")

Open plan office (also suitable for workshop or storage). Suspended ceiling. Recessed lighting. 4 No. double panelled radiators. Air con units. Network trunking.

Office

w: 2.86m x l: 4.75m (w: 9' 5" x l: 15' 7")

Glazed. Suspended ceiling. Recessed lighting. Double panelled radiator. Carpeted.

Office

w: 2.44m x l: 2.86m (w: 8' x l: 9' 5")



Glazed. Suspended ceiling. Recessed lighting. Double panelled radiator. Carpeted.

Kitchen

w: 3.56m x l: 3.73m (w: 11' 8" x l: 12' 3")

Range of low level cupboards. Stainless steel sink unit, mixer tap. Suspended ceiling. Recessed lighting. Double panelled radiator.

Inner Hallway

Stairs to second floor.

WC

Low flush WC. Wash hand basin. Single panelled radiator.

SECOND FLOOR:

Ancillary storage

To be used as storage only - not included in floor area of the lease.

Lease details

TERM : minimum 3 year lease

RENT : £17,500 p.a.

PERMITTED USE : Business unit

VAT : All prices, rentals and outgoings are exclusive of, but may be liable to VAT

LEASE START DATE : available immediately

SERVICE CHARGE : Tenant responsible

BUILDINGS INSURANCE : Tenant to reimburse landlord costs to insure property

REPAIR : Tenant to maintain.

Rates payable

From LPSNI website- NAV is £10,900 with estimated rates payable of £5964.31

Service Charge

An estate service charge will be levied to cover security, cleaning, repairs, maintenance of common parts and insurance.

We are advised the current charges are :

Service charge £1019 pa

Insurance £702 pa

CONTACT

Ed Falloon
Falloon Estate Agents
028 9266 3396

Joint Agent

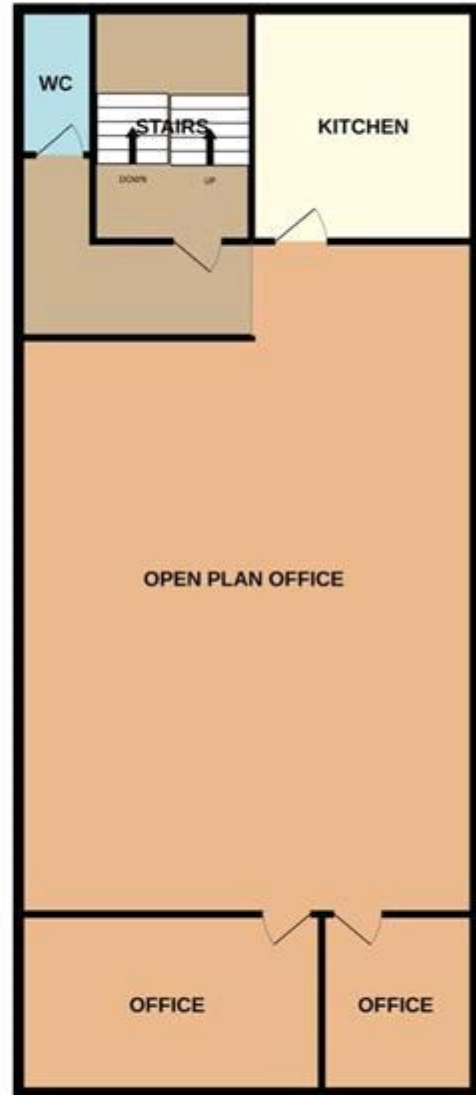
Lisa McAteer
CBRE - Belfast Office
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GROUND FLOOR



1ST FLOOR

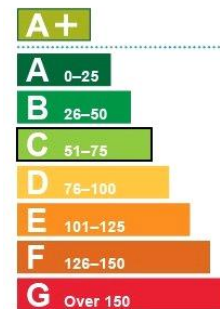


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Asset Rating

More energy efficient



64 This is how energy efficient the building is.

Less energy efficient

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